## 20C.30.52-020 Applicability.

Cottage housing developments are allowed in all residential areas of the City designated Single Family Urban in the Willows/Rose Hill Neighborhood, Grass Lawn Neighborhood, North Redmond Neighborhood, Education Hill Neighborhood, and other areas when permitted through a neighborhood plan. See RCDG 20C.30.52-060, Supplemental Neighborhood Requirements: Willows/Rose Hill, for cottage development standards specific to the Willows/Rose Hill neighborhood (Ord. 2249; Ord. 2126), and RCDG 20C.30.52-070, Supplemental Neighborhood Requirements: North Redmond (Ord. ####) for cottage development standards specific to the North Redmond neighborhood and Supplemental Neighborhood Requirements: Education Hill, for cottage development standards specific to the Education Hill neighborhood (Ord. ####).

## 20C.30.52.040 Special Site Requirements for Cottage Housing Developments.

- (5)Accessory Dwelling Units
  - (e) Accessory dwelling units are not allowed with cottages in the Willows/Rose Hill or Education Hill Neighborhood.

## 20C.30.52-070 Supplemental Neighborhood Requirements: Education Hill.

- (1) Applicability. Cottage housing developments are allowed in residential areas designated Single Family Urban in the Education Hill Neighborhood, except properties zoned R-8 would not receive the density bonus defined in 20C.30.52.040(1). Cottage Housing Developments shall not exceed eight cottages, not including accessory structures, except within the East Education Hill subarea as defined by Map N-EH-2 in the Neighborhoods Element of Redmond Comprehensive Plan. All developments of cottage housing in this neighborhood shall conform to the requirements of RCDG 20C.30.52, Cottage Housing Developments, as well as the requirements listed below under subsection (2) of this section, General Requirements.
- (2) General Requirements.
  - (a) Design Standards. Supplemental design standards applicable to cottages are contained in RCDG 20C.70.50-040 and 20C.70.50-050.
  - (b) Location Criteria for Education Hill. Cottage housing developments shall be located on sites with a minimum distance of 500 feet from each other in the Education Hill neighborhood until an evaluation of compatibility with the neighborhood subarea is completed. See 20C.30.52-060(2)(c)(i, ii). and Education Hill Neighborhood Policy N-EH-20.